

# MPB-24 BUILDING RESTROOM RENOVATION

NOTE: THE WORK SHALL CONSIST OF SELECTIVE DEMOLITION AND RENOVATION OF UP TO THIRTY (30) RESTROOM FACILITIES IN THE MULTI-PURPOSE BUILDING (MPB-24) AT THE FAA MIKE MONRONEY AERONAUTICAL CENTER IN OKLAHOMA CITY. THE WORK SHALL BE PROPOSED AND PRICED PER RESTROOM PAIR AS INDICATED ON THE BID FORM. ANY NUMBER OF RESTOOMS MAY BE ACCEPTED AND RENOVATED. THE BUILDING WILL BE OCCUPIED DURING CONSTRUCTION. PROPOSALS SHALL INCLUDE THE

- OPTION "A": SUBSTITUTE SOLID PHENOLIC TOILET PARTITIONS AND PRIVACY SCREENS
- OPTION "B": SUBSTITUTE SOLID SURFACE RESTROOM COUNTERS WITH INTEGRAL LAVATORIES, END PANELS, BACKSPLASHES AND SKIRTS IN LIEU OF THE BASE BID COUNTER MATERIALS AND LAVATORIES (USING THE BASE BID

OPTION "C": PERFORM ALL WORK OUTSIDE OF FAA WORKING HOURS. FOR THE PURPOSE OF THIS OPTION, FAA WORKING HOURS ARE 06:00-18:00,

THE FOLLOWING IS A GENERAL DESCRIPTION OF THE WORK TO BE PERFORMED AT EACH PAIR OF RESTROOMS - REFER TO PLANS FOR MORE DETAILED INFORMATION: 1. SALVAGE, PROTECT AND REINSTALL ALL EXISTING SEAT-COVER, TOILET PAPER, PAPER TOWEL AND SOAP DISPENSERS

2. EXISTING LIGHT FIXTURES, PLUMBING FIXTURES AND TOILET PARTITIONS SHALL BE REMOVED AND DISCARDED - PRESERVE AND PROTECT THE ABOVE-CEILING SUPPORT

- 3. EXISTING DRYWALL CEILINGS SHALL BE DEMOLISHED EXISTING CEILINGS ARE
- 4. EXISTING MIRRORS SHALL BE REMOVED AND REPLACED WITH NEW AS SPECIFIED 5. CERAMIC TILE FLOOR FINISHES AND WALL TILE (UP TO 6 INCHES A.F.F. SHALL BE DEMOLISHED. SUBTRATES SHALL BE PREPARED TO RECEIVE NEW WORK INCLUDING DRAINS, CERAMIC TILE ON SCHLUTER SYSTEM AND THRESHOLD ADJACENT TO EXISTING 6. EXISTING CERAMIC WALL TILE SHALL BE ABRADED AS NECESSARY TO
- 7. MOTION DETECTORS, FIRE DETECTORS AND FIRE ALARM HORN/STROBES SHALL BE
- 8. TRASH CONTAINERS SHALL BE REMOVED AND REINSTALLED (SOME WILL BE
- REPLACED RETURN SURPLUS UNITS TO THE OWNER). 9. NEW CONTINUOUS GRAB BARS SHALL BE PROVIDED AND INSTALLED AT EACH ACCESSIBLE TOILET - EXISTING GRAB BARS SHALL BE RETURNED TO THE OWNER.
- 10. EACH RESTROOM WILL INCLUDE THREE (3) 1-LAMP 48" FLUORESCENT FIXTURES (SURFACE MOUNTED WITHIN RECESSED CEILING) AND TWO (2) CAN LIGHTS 11. SALVAGE SUFFICIENT CERAMIC TILE FROM EACH RESTROOM TO REPAIR THE ENTRY

12. MEN'S RESTROOMS: THE DOOR AT THE CORRIDOR SHALL BE REMOVED - ITS' FRAME SHALL REMAIN. REPAIR ALL RESULTING OPENINGS IN THE FRAME (HINGE/STRIKE/ CLOSER LOCATIONS, ETC.) TO PROVIDE A CONTINUOUS SMOOTH SURFACE, AND REFINISH THE FRAMES. THE DOOR AT THE RESTROOM SHALL BE REPLACED AND FINISHED TO MATCH EXISTING. THIS DOOR MAY REQUIRE RELOCATION TO COMPLY WITH ACCESSIBILITY STANDARDS - REFER TO PLANS FOR PROPER CONFIGURATIONS. PROVIDE NEW DOOR FRAMES AT RELOCATED DOORS, AND REFINISH FRAMES AT

EXISTING-TO-REMAIN LOCATIONS. 13. WOMEN'S RESTROOMS: THE DOOR BETWEEN THE RESTROOM AND THE VESTIBULE SHALL BE REMOVED. THE DOOR FRAME SHALL REMAIN. REPAIR ALL RESULTING OPENINGS IN THE FRAME (HINGE/STRIKE/CLOSER LOCATIONS, ETC.) TO PROVIDE A CONTINUOUS SMOOTH SURFACE, AND REFINISH THE FRAMES. CLEAN THE

EXISTING-TO-REMAIN CORRIDOR DOORS. 14. PARTIAL DEMOLITION OF CHASE WALLS (SEE DEMOLITION NOTES). REPAIR/INFILL SHALL BE 16 GA. STUDS AT 16" O.C., G-60 GALVANIZED, WITH WATERPROOF COMPOSITE SHIMS AS NECESSARY TO RESTORE BEARING, AND 5/8" DENSSHIELD FIREGUARD TYPE "X" TILE BACKER, WITH FIRE-RATED SEALANT CONTINUOUSLY APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS ALONG THE PERIMETER OF THE INFILL AND IN ANY OBSERVED VOIDS IN THE ADJACENT CLAY TILE. NOTIFY FAA COTR OF ANY UNFORESEEN CONDITIONS THAT IMPACT THE WORK OR PROJECT SCHEDULE. 15. EXISTING SUBSTRATE BENEATH FLOOR TILE CONSISTS OF A GROUT BED, SEVERAL INCHES DEEP. REMOVE GROUT BED AND REPLACE WITH DOLESE CONCRETE MIX A2181 (A2182 IF PUMPED) OR EQUAL, SLOPED TO DRAIN. PERIMETER ELEVATION OF FINISHED FLOOR SHALL MATCH EXISTING. MINIMUM THICKNESS OF NEW CONCRETE AT DRAINS SHALL BE ONE INCH (1"). PLACEMENT OF CONCRETE INCLUDES A VAPOR RETARDER TO

ACT AS A BOND-BREAKER BETWEEN EXISTING CONCRETE AND NEW "FLOATING" SLABS.

# ITEMS TO REMAIN:

NOTE: THE FOLLOWING ITEMS ARE TO BE PROTECTED AND/OR REFINISHED AS PART OF THE WORK (REFER TO PLANS FOR NEW LOCATIONS):

- 1. DOORS (SELECTED DOORS REFER TO PLANS)
- 2. DOOR FRAMES REFER TO PLANS
- 3. VESTIBULE FINISHES (CERAMIC TILE WALLS, BASES AND FLOORS)
- 4. LIGHT/EQUIPMENT WIRING/CONDUIT/J-BOXES (AT WALLS)
- 5. CERAMIC WALL TILE: SEE OTHER NOTES
- 6. ABOVE-CEILING SUPPORT FOR CEILING-HUNG TOILET PARTITIONS. AMEND/ AUGMENT/REPLACE EXISTING AS NECESSARY TO ACCOMMODATE NEW CEILING-HUNG PARTITIONS - REFER TO PLANS FOR LOCATIONS AND CONFIGURATIONS

### ITEMS TO BE REMOVED AND REINSTALLED:

NOTE: THE FOLLOWING ITEMS SHALL BE PROTECTED, CAREFULLY REMOVED AND REINSTALLED (REFER TO PLANS FOR NEW LOCATIONS):

- 1. TOILET SEAT COVER DISPENSERS
- 2. TOILET PAPER DISPENSERS. TOILET PAPER DISPENSERS SHALL BE
- INSTALLED ON THE WIDE SIDE OF THE TOILET IN STANDARD TOILET STALLS 3. SOAP DISPENSERS
- 4. PAPER TOWEL DISPENSERS
- 5. TRASH RECEPTACLES (SELECTED UNITS)
- 6. ABOVE-CEILING SUPPORT FOR CEILING-HUNG TOILET PARTITIONS. AMEND/AUGMENT/REPLACE EXISTING AS NECESSARY TO ACCOMMODATE NEW CEILING-HUNG PARTITIONS - REFER TO PLANS FOR LOCATIONS AND CONFIGURATIONS

### SALVAGED AND RETURNED ITEMS:

NOTE: THE FOLLOWING ITEMS SHALL BE CAREFULLY REMOVED, PACKED AND DELIVERED TO THE OWNER WITH AN INVENTORY LIST OF ALL ITEMS RETURNED:

- GRAB BARS
- 2. LOOSE CERAMIC TILE IN EXCESS OF THAT NEEDED FOR PATCHING AND/OR REPAIR

# **DEMOLITION ITEMS:**

NOTE: THE FOLLOWING ITEMS WILL NOT BE SALVAGED - REMOVE, DISCARD AND REPLACE WITH NEW (REFER TO PLANS FOR ITEM SCHEDULES AND NEW LOCATIONS):

- 1. SUPPLY AIR REGISTERS 2. EXHAUST / RETURN AIR GRILLES
- 3. LIGHT FIXTURES
- 4. CEILING ACCESS PANELS
- 5. GYPSUM WALLBOARD CEILINGS 6. TOILET PARTITIONS AND URINAL PRIVACY SCREENS
- 7. PLUMBING FIXTURES, INCLUDING COUNTERS AND PLUMBING AS INDICATED ON MECHANICAL PLANS
- 8. ELECTRICAL SWITCHES AND COVER PLATES, EXCEPT AS INDICATED ON ELECTRICAL PLANS
- 9. WIRING AND/OR CONDUIT ABOVE CEILINGS AS NECESSARY TO SATISFY APPLICABLE CODES/REGULATIONS AND NEW EQUIPMENT LOCATIONS
- 10. CERAMIC FLOOR TILE REFER TO FLOOR PLANS 11. PARTIAL DEMOLITION OF ONE WALL PER CHASE TO ACCESS, REPLACE AND/OR REPAIR PLUMBING - REFER TO MECHANICAL FOR LOCATIONS. BRACE AND SUPPORT THE EXISTING CLAY TILE CHASE WALL TO ACCOMMODATE THE PARTIAL DEMOLITION AND THE CONSTRUCTION OF LOAD-BEARING INFILL (REFER: SCOPE OF WORK, ITEM #14).

#### **GENERAL FINISH NOTES:**

- 1. PAINT AND TEXTURE NEW CEILINGS AND PAINT EXISTING CEILINGS TO REMAIN IN VESTIBULES. TO EXISTING CEILINGS APPLY ONE COAT LATEX ENAMEL, TO NEW CEILINGS APPLY ONE COAT LATEX PRIMER SEALER AND TWO COATS WALL TEXTURE LATEX ENAMEL,
- SHERWIN WILLIAMS PM 400 EGGSHELL SW1017 2. FINISH NEW DOORS AND REFINISH EXISTING DOORS TO MATCH EXISTING.
- 3. PAINT NEW DOOR FRAMES AND EXISTING DOOR FRAMES INCLUDING DOORS TO VESTIBULES - SHERWIN WILLIAMS METAL LATEX B42W10/SW1017. 4. INSTALL NEW RUBBER BASE TO MATCH EXISTING ON ADJACENT WALLS
- WHERE DISCOLORED OR DAMAGED BY THIS WORK. DEFAULT PRODUCT IS: ROPPE #P100 BLACK COVE BASE 4" HIGH.
- 6. EXISTING CEILING TO REMAIN. REPAIR DAMAGED GWB CEILING TO MATCH EXISTING (SEE NOTE #1 ABOVE).
- 7. REPAIR OR REPLACE LOOSE/MISSING CERAMIC WALL AND/OR FLOOR TILE WHERE EXISTING IS TO REMAIN.
- 8. NEW PORCELAIN FLOOR TILE AND BASE (REFER TO DRAWINGS) 9. FIBER-REINFORCED PLASTIC (FRP): NEW WALL FINISHES SHALL BE MARLITE FRP "SYMMETRICS" WITH "SANI-COAT" OR APPROVED EQUAL INCLUDING MFR'S TRIM AND ACCESSORIES AT ALL JOINTS, EDGES, ETC. PREPARE EXISTING WALL TO RECEIVE NEW FRP AND INSTALL ALL COMPONENTS IN ACCORDANCE WITH THE MFR'S INSTRUCTIONS. REFER FINISH SCHEDULE.
- 10. PROVIDE 4'-0"x4'-0" MOCK-UPS OF WALL AND FLOOR FINISHES FOR FAA REVIEW AND APPROVAL

### **NEW ITEMS:**

PROVIDE AND INSTALL NEW MATERIALS INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING, ALL OF WHICH MUST BE INSTALLED IN ACCORDANCE WITH THEIR RESPECTIVE MANUFACTURER'S INSTRUCTIONS UNLESS OTHERWISE NOTED HEREIN (REFER TO PLANS FOR MORE DETAILED INFORMATION):

- 1. DOORS, OR DOORS AND FRAMES
- 2. DOOR HARDWARE (HINGES, CLOSERS, PUSH/PULL HARWARE, KEYED DEAD-BOLTS, KICK PLATES) TO MATCH MMAC STANDARD
- 3. CERAMIC TILE FLOOR AND BASE FINISHES (INCLUDING SCHLUTER SYSTEM) 4. FIBER-REINFORCED-PLASTIC (FRP) WALL FINISHES, TRIM AND ACCESSORIES
- 5. TOILETS, INCLUDING ASSOCIATED PLUMBING/FITTINGS
- 6. URINALS INCLUDING ASSOCIATED PLUMBING/FITTINGS
- 7. AUTOMATIC FLUSH CONTROLS AT TOILETS AND URINALS
- 8. FINISH CEILINGS (5/8" GWB, PAINTED)
- 9. CEILING ACCESS PANELS ONE PER RESTROOM: 24'x24", SUBMIT FOR APPROVAL -COORDINATE LOCATIONS WITH FAA PROJECT MANAGER/FAA COTR.
- 10. LIGHT FIXTURES, TRIM AND ACCESSORIES
- 11. CEILING-HUNG TOILET PARTITIONS SOLID PLASTIC/RESIN, INCLUDING HARDWARE 12. URINAL PRIVACY SCREENS TO MATCH NEW TOILET PARTITIONS

13. COUNTER ASSEMBLIES, INCLUDING STEEL SUBFRAME, SOLID-SURFACE COUNTER

- TOP, PLASTIC LAMINATE SIDES AND ACCESS PANELS 14. STAINLESS STEEL IN-COUNTER TRASH CHUTES - 2" DEEP, APPROX. 6-7" DIAMETER: POLAR WARE 3Y0502 OR EQUAL - INSTALL IN ACCORDANCE WITH THE
- MANUFACTURER'S INSTRUCTIONS.
- 15. LAVATORIES, INCLUDING ASSOCIATED PLUMBING/FITTINGS 16. FAUCETS (ACCESSIBLE - SINGLE LEVER, NO POP-UP)
- 17. MIRROR (SIZES VARY REFER TO PLANS)
- 18. RECESSED COMBINATION PAPER TOWEL DISPENSER AND WASTE RECEPTACLE (IN
- LIMITED LOCATIONS): BOBRICK B-3944 OR EQUAL -DO NOT EXCEED THIS PRODUCT'S PROJECTION FROM THE WALL (4 1/8").
- 19. GRAB BARS AS SHOWN ON PLANS: BOBRICK B-6897.99 OR EQUAL 20. FLOOR DRAINS (BY SCHLUTER - TO COORDINATE WITH SCHLUTER TILE SYSTEM)
- 21. HVAC DIFFUSERS AND GRILLES
- 22. ANY AND ALL ACCESSORIES OR FEATURES THAT ARE NOT SATISFACTORILY REMOVED AND REINSTALLED.
- 23. ANY AND ALL ACCESSORIES OR FEATURES THAT ARE NECESSARY TO REPLACE DAMAGED EXISTING EQUIPMENT - NOTIFY OWNER OF ALL SUCH EQUIPMENT PRIOR TO ITS' REMOVAL.

## **RESTROOM ACCESSORIES:**

- 1. CAREFULLY REMOVE AND REINSTALL THE FOLLOWING EXISTING ACCESSORIES: A. SEAT COVER DISPENSERS - TO BE LOCATED DIRECTLY OPPOSITE THE URINALS AND STANDARD TOILETS (SIMILAR TO THEIR EXISTING
  - B. TOILET PAPER DISPENSERS TO BE LOCATED AS INDICATED ON
  - C. SOAP DISPENSERS CONSULT ARCHITECT/COTR FOR LOCATIONS. D. PAPER TOWEL DISPENSERS - TO BE LOCATED AS INDICATED ON DRAWINGS.
- 2. WASTE CONTAINERS:
  - A. EXISTING UNITS SHALL BE DELIVERED TO AMP-300 UNTIL NEEDED. B. PROVIDE NARROW UNITS FOR USE WHERE SHOWN ON DRAWINGS: RUBBERMAID MODEL 3540 "SLIM JIM" 23-GALLON, GRAY OR EQUAL. C. BOBRICK MODEL B-3944 RECESSED PAPER TOWEL DISPENSER AND WASTE RECEPTACLE (MAXIMUM PROJECTION FROM WALL: 4 1/8") WHERE SHOWN ON PLANS - INSTALL IN ACCORDANCE WITH MFR'S
- INSTRUCTIONS AND ADAAG (CONSULT FAA COTR). 3. TRASH CHUTE - TYPICAL IN ALL COUNTERS ABOVE TRASH CANS (REFER TO DRAWINGS): POLARWARE 3Y0502 OR EQUAL GARBAGE WASTE CHUTE, 2" DEEP, INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
- NOTE: DEPTH IN EXCESS OF 2" WILL NOT ACCOMMODATE TRASH CANS. 4. GRAB BARS: PROVIDE AND INSTALL BOBRICK B-6897.99 OR APPROVED EQUAL,
- AS SHOWN ON PLANS. 5. MIRRORS: BOBRICK B-2908-1836 AND B-2908-2436 AS SHOWN ON PLANS, AND TEMPERED 60"x 30" AS SHOWN ON PLANS. 60"x 30" MIRRORS SHALL BE FRAMED WITH MIRRORMATE "GRAMERCY" OR APPROVED EQUAL (REFER TO
- FINISH SCHEDULE FOR COLOR). 6. TOILET PARTITIONS: REFER TO FINISH SCHEDULE FOR COLOR(S);
- BASE BID: BOBRICK 1048 (CEILING-HUNG) WITH PLASTIC LAMINATE SELECTED FROM THE FULL RANGES OF: WILSONART STANDARD WILSONART HD AND/OR FORMICA PREMIUM FX.
- BID OPTION "A": BRADLEY SERIES 600 (CEILING-HUNG) SOLID PHENOLIC, WITH COLOR SELECTED FROM THE FULL RANGE OF MILLS PHENOLIC COLORS.
- SUPPORT FOR CEILING-HUNG TOILET PARTITIONS: AMEND/AUGMENT/REPLACE EXISTING AS NECESSARY TO ACCOMMODATE NEW CEILING-HUNG PARTITIONS - REFER TO PLANS FOR LOCATIONS AND CONFIGURATIONS
- 7. CEILING ACCESS PANELS: 24"x 24", MINIMUM, WHERE INDICATED ON PLANS -COORDINATE LOCATIONS WITH THE OWNER. PAINT TO MATCH CEILINGS. SUBMIT FOR APPROVAL.
- 8. REPLACE DAMAGED OR MISSING ACCESSORIES AS NECESSARY. REPLACEMENTS SHALL MATCH EXISTING OR RESPECTIVE MANUFACTURER'S CURRENT MODEL(S) SUBJECT TO THE OWNER'S APPROVAL. IDENTIFY ALL DAMAGED OR MISSING ITEMS PRIOR TO COMMENCEMENT OF THE WORK.

### MAINTENANCE ITEMS:

NOTE: CONFIRM PROPER FUNCTION OF THE FOLLOWING, AND IMMEDIATELY ADVISE THE OWNER OF NECESSARY REPAIRS:

- SUPPLY AIR
- 2. EXHAUST VENTILATION
- 3. WATER SUPPLY 4. DRAINS
- 5. EXISTING WIRING/CONDUIT TO BE REUSED
- 6. EXISTING DUCTWORK TO REMAIN
- 7. EXISTING SUPPORT FOR CEILING-HUNG TOILET PARTITIONS

#### **GENERAL NOTES:**

- 1, PRIOR TO CONSTRUCTION; FURNISH AN ESTIMATED CONSTRUCTION START DATE, ESTIMATED CONSTRUCTION FINISH DATE, AND AN ESTIMATED CONSTRUCTION COST TO THE AMP-400 PROJECT MANAGER.
- 2. ALL WORK SHALL BE SCHEDULED AND COORDINATED WITH THE FAA PROJECT

MANAGER, FAA COTR, FAA INSPECTOR(S) AND AMP-300.

- 3. PHASING: NO MORE THAN HALF OF THE RESTROOMS FOR EITHER GENDER ON A GIVEN FLOOR SHALL BE CLOSED FOR RENOVATION AT ONE TIME UNLESS ALL RESTROOMS FOR THAT GENDER ON EACH ADJACENT FLOOR ARE AVAILABLE FOR USE. COORDINATE WITH FAA PROJECT MANAGER, FAA COTR, FAA INSPECTOR(S) & AMP-300. 4. CONSTRUCTION SHALL MEET OR EXCEED ALL FEDERAL, STATE AND LOCAL BUILDING
- CODE REQUIREMENTS INCLUDING ADA AND LIFE SAFETY REQUIREMENTS. 5. WORK PRACTICES AND PROCEDURES SHALL COMPLY WITH ALL FEDERAL, STATE, AND LOCAL ENVIRONMENTAL, HEALTH AND SAFETY REQUIREMENTS. 6. COORDINATE ALL UTILITY OUTAGES WITH FAA OPERATIONAL REQUIREMENTS.
- 7. AT THE COMPLETION OF EACH PHASE CLEAR THE AREA OF CONSTRUCTION DEBRIS, CLEAN ALL SURFACES AND MAKE READY FOR OCCUPANCY. 8. ERECT AND MAINTAIN TEMPORARY PARTITIONS AS REQUIRED TO PREVENT SPREAD
- 9. PATCH AND REPAIR TO MATCH EXISTING IN TEXTURE AND FINISH AT ALL REMOVED ARCHITECTURAL, MECHANICAL AND ELECTRICAL ITEMS

OF DUST, FUMES AND NOISE. PROTECT EXISTING ITEMS WHICH ARE NOT INTENDED TO

- 10. REINSTALL AND/OR MAKE OPERATIONAL ALL EXISTING ITEMS TO REMAIN; BUT REQUIRED TO BE DISCONNECTED AND/OR REMOVED TO PROVIDE FOR COMPLETION OF
- THE PROJECT. 11. FIELD VERIFY ALL EXISTING SIZES, QUANTITIES, DIMENSIONS AND CONDITIONS. NOTIFY AMP-400 PROJECT MANAGER IMMEDIATELY OF DISCREPANCIES OR UNFORESEEN CONDITIONS AND THEIR EFFECT UPON THE PLAN AND/OR
- FURNITURE/EQUIPMENT/ACCESSORY LAYOUT. 12. REMOVE ALL UNUSED WALL MOUNTED WIRE MOLDING, ETC. PATCH, REPAIR AND
- 13. RELOCATE ALL WALL MOUNTED THERMOSTATS, ETC. WHERE CONFLICTS WITH SYSTEMS OR ADP FURNITURE OCCUR. MIN. 68" CLEARANCE TO FLOOR REQUIRED. 14. SUBMIT (1) COPY OF THE "AS-BUILT" RECORD DRAWINGS WITHIN 10 DAYS OF SUBSTANTIAL COMPLETION OF THE WORK.



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public disclosure is governed by 5 U.S.C. 552 and 49 CFR parts 15 and 1520. DEPARTMENT OF TRANSPORTATION FEDERAL AVIATION ADMINISTRATION MIKE MONRONEY AERONAUTICAL CENTER - OKLAHOMA CITY, OKLAHOMA MPB - 24Room Numbers - Refer to Restroom Plans

Restroom Renovation Description of Work / General Notes Work Request Construction No: 2010019038

Mike Mills Dwaine Rhodes JULY, 2011 | A1 OF 5 FACILITY MANAGEMENT AMP-400 | AMP-400-D-10-019038 | 1 of 7